



Tweed Terrace | Stanley | Co. Durham | DH9 6JJ

A two bedroom terraced house which requires refurbishment so would suit a DIY enthusiast. Located on a popular terrace and benefits from a large front garden and gas combi central heating. Briefly comprising a hallway, lounge, kitchen/diner, first floor landing, two double bedrooms and a bathroom. Yard to the rear. Partial double glazing, freehold tenure, Council Tax band A, EPC rating C (70).

£55,000

- Two-bedroom terraced house needing refurbishment
- Ideal for DIY enthusiasts
- Situated on a popular terrace
- Large front garden
- Gas combi central heating

Property Description

HALLWAY

3' 2" x 4' 5" (0.97m x 1.37m) Entrance door, stairs to the first floor and doorways to the lounge and kitchen/diner.

LOUNGE

15' 1" x 9' 2" (4.60m x 2.80m) Dual aspect with single glazed windows to the front and rear, laminate flooring, fireplace with marble hearth and a double radiator.

KITCHEN/DINER

21' 7" (maximum) x 8' 11" (6.60m x 2.73m) Dual aspect with single glazed windows to the front and rear. Dining area, fitted with a range of wall and base units with laminate worktops which extends to create a breakfast bar. Space for a slot-in cooker, plumbed for a washing machine and space for under-counter appliances. Stainless steel sink with vegetable drainer and mixer tap, one double and one single radiator. uPVC double glazed rear exit door.

FIRST FLOOR

LANDING

3' 4" x 7' 2" (1.02m x 2.20m) uPVC double glazed window and doorways leading to the bedrooms and bathroom.

BEDROOM 1 (DUAL ASPECT)

15' 1" x 10' 10" (4.60m x 3.32m) Storage cupboard housing the gas combi central heating boiler, single glazed windows to the front and rear and a double radiator.

BEDROOM 2 (TO THE FRONT)

11' 5" x 9' 2" (3.48m x 2.80m) Single glazed window, storage cupboard, loft access hatch and a double radiator.

BATHROOM

8' 8" x 4' 11" (2.65m x 1.50m) Bath, pedestal wash basin, WC, double radiator and a uPVC double glazed window.

EXTERNAL

TO THE FRONT

Large garden (currently overgrown) enclosed by timber fencing and hedges.

TO THE REAR

Yard with brick tool shed.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

There are two windows which are fitted with uPVC double glazed units, the remainder are single glazed timber framed units.

ENERGY EFFICIENCY

EPC rating C (70). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

COUNCIL TAX

The property is in Council Tax band A.

TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

VIEWINGS

Strictly by appointment.

MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit

funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

MORTGAGE ADVICE

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.

Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

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County Durham

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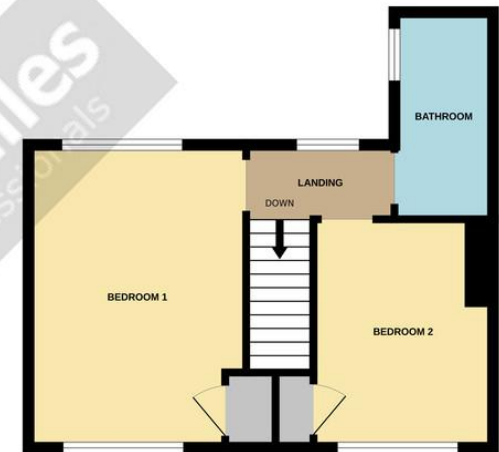
info@davidbailes.co.uk

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GROUND FLOOR
34.8 sq.m. (375 sq.ft.) approx.

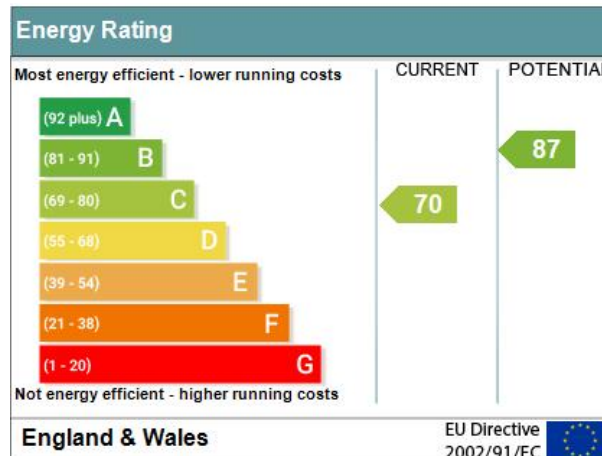


1ST FLOOR
34.9 sq.m. (376 sq.ft.) approx.



TOTAL FLOOR AREA: 69.8 sq.m. (751 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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